

**Situs : 16 MARSDEN ST**

**Parcel ID: 172-530**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

PINA GEISA  
16 MARSDEN ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	3-1
Vol / Pg	47301/228
District	
Zoning	R1C
Class	Residential

## Property Notes



172-530 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	5,000			85,800

Total Acres: .1148  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	85,800	85,800	0	76,100
Building	197,000	196,200	0	192,300
Total	282,800	282,000	0	268,400

## Manual Override Reason

Base Date of Value 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other
05/16/18	CP	Field Review	Other
08/16/17	H&P	Field Review	Ow ner
04/27/17	H&P	Field Review	Other

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/05/17	66594	3,642	POOL-A/G	100
04/06/16	64354	5,000	ROOF/NEW	100
09/29/98	29673	2,000	BLDG Vinyl Siding	100

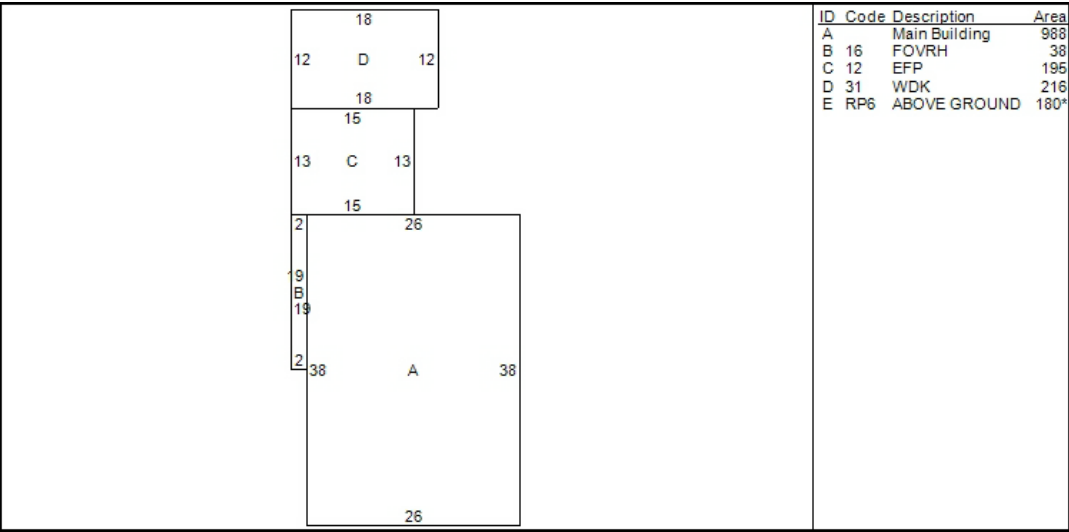
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/16	237,000	Land + Bldg	Repossession	47301/228	Quit Claim	PINA GEISA
02/19/16	215,900	Land + Bldg	Repossession	46607/147	Foreclosure	FANNIE MAE
12/14/06	260,000	Land + Bldg	Valid Sale	33829/334		
03/18/99		Land + Bldg	Transfer Of Convenience	17256/127		

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1965
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Tan		
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	1
<b>FBLA Size</b>	395	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	214,514	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	10,065	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	21,328	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	245,910	<b>Additions</b>	9,270
<b>Ground Floor Area</b>	988		
<b>Total Living Area</b>	1,421	<b>Dwelling Value</b>	196,160

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	1965	C	A	

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			2,280	
2		12			4,480	
3		31			2,510	